

ASSIGNEE'S SALE OF VALUABLE REAL ESTATE IN FREDERICK COUNTY, MARYLAND

Under and by virtue of the power of sale contained in a Mortgage from Arnold Fountleroy Henry and Laura Jane Henry, his wife, dated July 15, 1981 and recorded in Liber 1151, Folio 700, one of the Land Records of Frederick County, Maryland, the holder of the indebtedness as secured by the Mortgage having appointed Ralph L. Gastley, Jr., Assignee, by instrument duly executed, acknowledged and recorded among the aforesaid Land Records, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Assignee will sell at public auction on:

THURSDAY, MAY 16, 1985

AT 11:00 A.M.

at the Court House at 100 West Patrick Street, Frederick, Maryland.

All that lot or parcel of land situate, lying and being on the North side of East Seventh Street in Frederick City, Frederick County, Maryland, and being the property known as 111 East Seventh Street, and being the same real estate described and conveyed in a Deed from Raymond A. Taylor and Phebe A. Taylor, his wife, dated September 27, 1922 to the said Henry E. Phleegeer and Ida M. Phleegeer, his wife, and recorded in Liber 340, Folio 297, one of the aforesaid Land Records, the real estate hereby conveyed beginning at the Southwest corner of Lot 3 as designated on the Plat of the land of said section and adjoining the property formerly owned by John Edward Gittinger, deceased, thence N. 253' to the division line between 7th and 8th Streets; thence East 44'8", more or less, to the Northwest corner of the lot now or formerly owned by Ira Biser and being the North line of the lot of ground hereby conveyed, thence South parallel with the first line 253' to the North side of margin of East Seventh Street, 44'8", to the place of beginning; the land hereby conveyed comprising all of Lot 3 and part of Lot 4, of the division land of said section as shown in the Deed from Thomas Gorsuch, surviving Executor of the Last Will and Testament of James Whitehill, dated July 31, 1888 and recorded in Liber W.I.P. 9, Folio 262, one of the Land Records aforesaid.

BEING all and the same real estate as described and conveyed in a Deed from Martha B. Crutchley and Mary Jane Crone to Arnold Fountleroy Henry and Laura Jane Henry, his wife, dated July 15, 1981 and recorded in Liber 1151, Folio 698, one of the Land Records of Frederick County, Maryland.

Said property is improved with a two (2) story brick home with slate roof and metal roof in rear, consisting of first floor, hallway, open stairs, living room, dining room, full bath and kitchen; 2nd floor, 3 bedrooms, small den area and bath; and 3rd floor, 2 finished rooms, unheated; oil fired steam furnace, outside and inside entrances to basement; front porch and 2 rear purchase; and a 1 car detached garage and detached shed.

TERMS OF SALE: The above mentioned real estate and improvements are to be sold in an "as is" condition. A deposit of Eight Thousand Dollars (\$8,000.00) in cash or certified check acceptable to the Assignee will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it, may be forfeited at the option of the Assignee. The balance of the purchase price is to be paid within thirty (30) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, unless settlement time is postponed at the sole option of the Assignee, and shall bear interest from date of sale to date of settlement at the rate of eight and three-quarter per cent (8 3/4 %) per annum. Real estate taxes and other public charges will be adjusted to date of settlement, and all other costs and expenses of conveyancing are to borne by the purchaser or purchasers.

There are no representations or warranties express or implied, with respect to the conditions of the property, improvements, title, lot size or the accuracy of any matters referred to in this advertisement.

RALPH L. GASTLEY, JR.
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114

FRANKLIN D. STILLRICH
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114
Solicitor for Assignee
DELBERT S. NULL, Auctioneer
662-6161

422E
BOOK 52 PAGE 32

"C. P. OF LAND"

I (We) hereby acknowledge that I (we) have this 16 day of May, 1984, purchased at public sale of Ralph L.

Gastley, Jr., Assignee in No. 422E

Civils in the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, all that real estate together with improvements thereon, described in the

annexed advertisement for the sum of

Five Thousand and
00/100

Dollars

(\$5,000.00) and I (we) hereby covenant to comply with the terms of sale set forth in said advertisement and announcement by the Auctioneer on the date of sale.

WITNESS my (our) hand(s) and seal(s).

Myung D. RO
Duk-hee RO
5500 Camelot Ct,
Frederick MD 21701

WITNESS:

662-9476
Seal of
Ralph L. Gastley, Jr.

FILED

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CHARLES O. KELLER, CLERK

BY: _____